



Cliffdale,

Stronsay, KW17 2AN

 **LOW'S**

 2 Bed

 1 Bath

 1 Public



TAKE A LOOK INSIDE

Cliffdale is a charming two-bedroom detached cottage set within approximately 2.7 acres of beautifully maintained grounds in the peaceful island setting of Stronsay. Enjoying a truly exceptional coastal position with direct access to the beach and ownership extending to the low water line, this delightful home offers a rare opportunity to embrace island living in an idyllic and highly sought-after location.

KEY FEATURES

- Wood framed double glazed window
- Oil-fired Stanley stove heats the radiators
- 2 double bedrooms plus attic room accessed by pull-down ladder
- Dual aspect living room
- Modern fitted kitchen/diner
- Conservatory
- Large outbuilding with inspection pit
- Set in 2.7 acres or thereby with direct access to the beach and ownership to the low water line
- Beautiful, mature garden. Private driveway, parking and turning area
- Stronsay Junior High School and Kirkwall Grammar School catchment area

Fixed Price £220,000

The accommodation comprises a bright conservatory, welcoming living room, modern kitchen/diner, bathroom and two generous double bedrooms, together with a useful attic room accessed via a pull-down ladder, providing valuable additional space for hobbies, storage or occasional use. Surrounding the property are attractive mature gardens, thoughtfully divided into a variety of sheltered areas with established planting and inviting seating spaces, creating the perfect setting to relax and enjoy the peaceful surroundings. A substantial outbuilding with an inspection pit offers excellent versatility, with potential for workshop, storage or business use, subject to the necessary consents. Perfectly positioned between two stunning sandy beaches, Cliffdale combines spectacular coastal scenery with privacy, space and outstanding potential, making it a truly special property that must be viewed to be fully appreciated.

EXTRAS

Floor and window coverings, fridge freezer, washing machine and garden furniture are all included in the sale price.









LOCATION

Cliffdale enjoys a spectacular coastal setting on the island of Stronsay, renowned for its stunning scenery and peaceful lifestyle. The island offers an excellent range of local amenities including a junior high school catering for children up to the age of 16, two shops, a healthy living centre with swimming pool, hostel and café, and a hotel.

Stronsay is well connected to the Orkney Mainland by a daily roll-on/roll-off ferry service as well as regular air links, ensuring convenient access while retaining all the benefits of island living.



What3words : ///rather.accent.drumbeat



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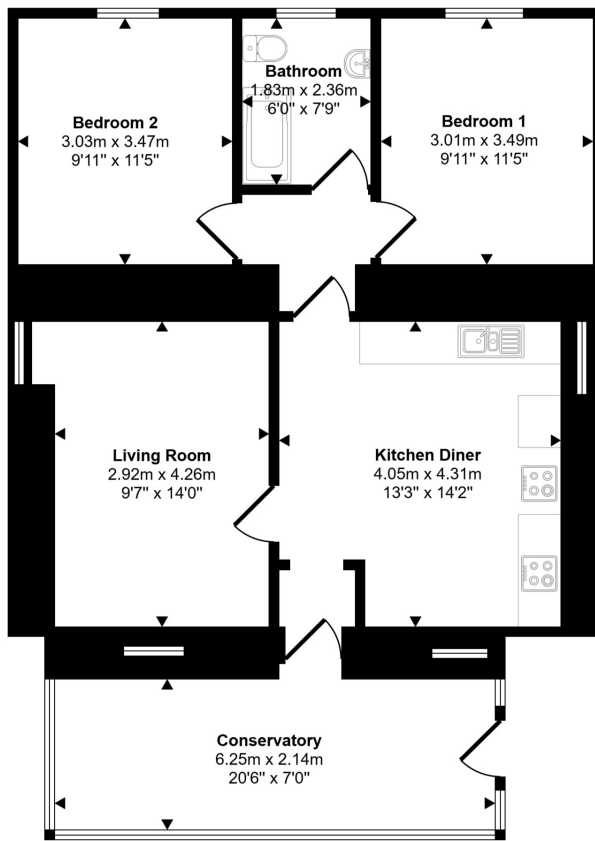


Viewing

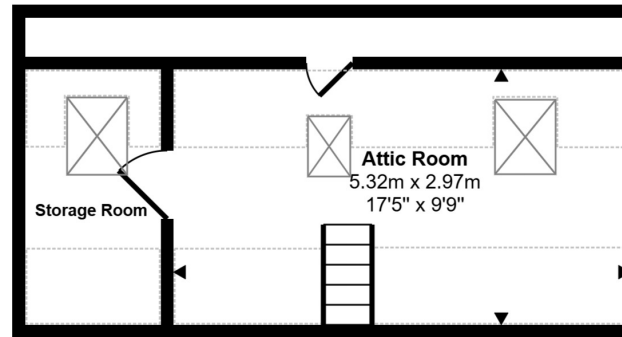
For an appointment to view please contact Lows on 01856 873151 or enquiries@lowsorkney.co.uk



All further enquiries should be directed to Lows, to whom all offers should be submitted in writing.



Ground Floor
Approx 89 sq m / 954 sq ft



First Floor
Approx 25 sq m / 271 sq ft

Services	Council Tax / Rating	EPC Rating	Date of Entry
Mains Water Mains Electricity Private Septic Tank Broadband Speed – 1800 Mbps Mobile Network – EE, O2, Three, Vodafone	Band B	Band E	Flexible

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The following notes are of crucial importance to intending viewers and/or purchasers of the property.

- These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.